HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

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New Home Market

Slow fourth quarter – strong year

Starts were down in the fourth quarter, but still showed a strong recovery for the year as a whole. On an annual basis, starts in Hamilton nearly doubled from their depressed level in 2009, making 2010 one the stronger years of the past decade. In Brantford, the recovery was not as strong, but still enough to make starts in 2010 higher than six of the last 10 years.

One factor explaining the lower level of starts during the fourth quarter was a smaller number of apartment starts. Because one apartment structure can represent a large number of starts, and in some quarters no structures get underway, the number of apartment starts can vary considerably from quarter to quarter. In the fourth quarter, construction began on only

Figure 1

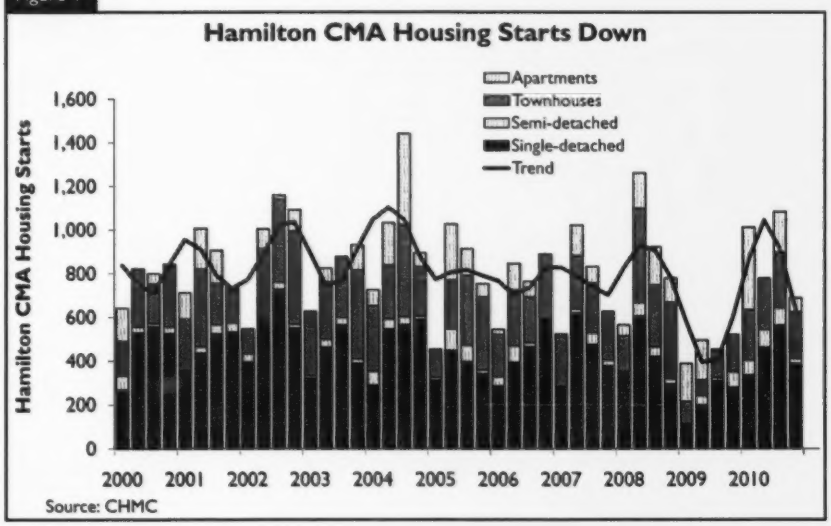

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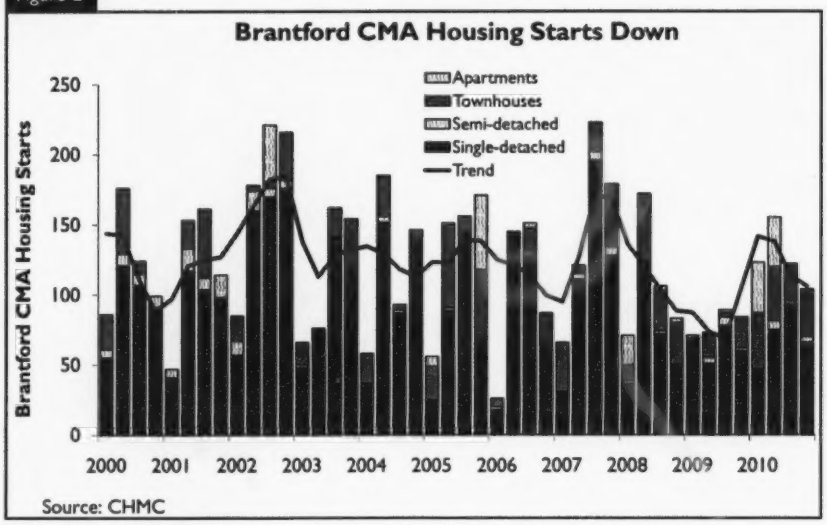
Figure 2



one smaller condominium apartment building in Burlington. Despite the lacklustre fourth quarter performance, apartment starts were higher in 2010 than they had been since 2004. The majority were condominium apartments in Burlington, but there were also two rental apartment structures started in Hamilton City. A rental apartment building started on the Mountain was the first in this area since 2005 and only the second ever.

Single starts displayed a full recovery in 2010, and the decline in the fourth quarter was similar to the usual seasonal downturn at this time of year. Migration – particularly from Toronto – has been steadily increasing over the past few years, generating a need for additional housing. Despite the rising population, employment has been relatively stable in Hamilton over the past few years. The economic downturn in 2008 and early 2009 had only a muted impact on employment in Hamilton. This is an indication that a number of migrants moving to Hamilton continue to work in Toronto but live in Hamilton because housing is relatively less expensive there. The majority of single starts are occurring in suburban areas such as Flamborough, Dundas, Ancaster and Glanbrook, as well as Grimsby and Stoney Creek.

The New Home Price Index, which tracks price appreciation of equivalent homes, continued increasing an annualized rate of about two per cent during the fourth quarter. Median prices for new single-detached homes in both Hamilton and Brantford declined in the fourth quarter after seasonal adjustment, indicating a shift to less expensive homes in that quarter. Average price also declined in Brantford the rose in Hamilton it rose, indicating that although most homes completed in the quarter had lower price tags, a few expensive homes pulled up the average.

Resale Market

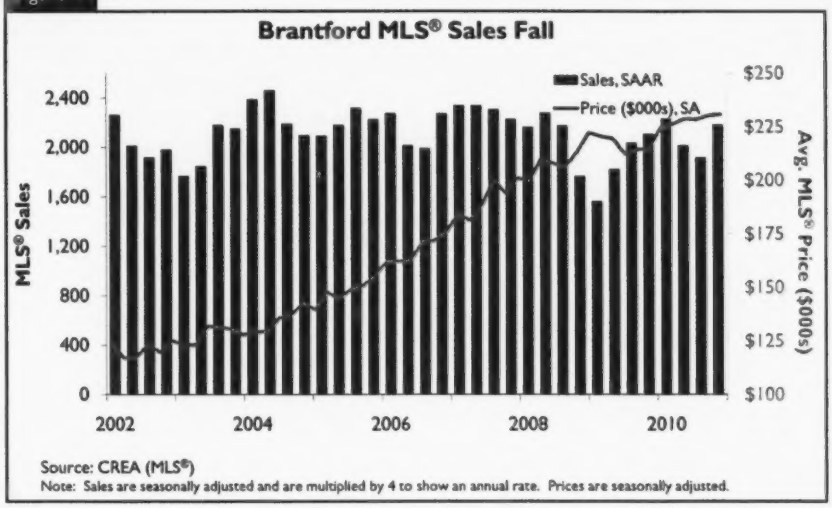
Continued volatility

The roller coaster in the resale market continued in Hamilton. After dropping sharply in the third quarter, sales (after seasonal adjustment) soared in the fourth. The pattern in Brantford was the same but not as extreme. Third-quarter sales were down because many buyers completed their purchases early in the year to avoid anticipated mortgage rate increases and the impact of the HST. Although the HST has relatively little actual impact on existing home purchases, confusion about its impact meant many buyers took action to

Figure 3

* MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Figure 4



Source: CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted.

avoid it. With mortgage rates declining in the fourth quarter instead of rising as expected, buyers returned to the market in force. Given the strength of sales in the fourth quarter, Hamilton sales for the year as a whole surpassed those of 2009 by a small margin.

New listings were up in both Hamilton and Brantford in the fourth quarter on a seasonally adjusted basis; however, in Brantford the increase was quite mild whereas in Hamilton, listings surged along with sales. Consequently, the market tightened sharply in Brantford but eased slightly in Hamilton. Nevertheless, both markets were classified as balanced in the fourth quarter. Generally, higher prices draw out more new listings but with a lag. The increase in prices and listings in Brantford fits this pattern, while the listings surge in Hamilton followed a quarter in which prices had been flat. It appears that potential sellers responded quickly to an uptake in prices in September. The strong price growth in the fourth quarter also reflects a shift in sales to the higher-priced submarkets of Burlington and Ancaster.

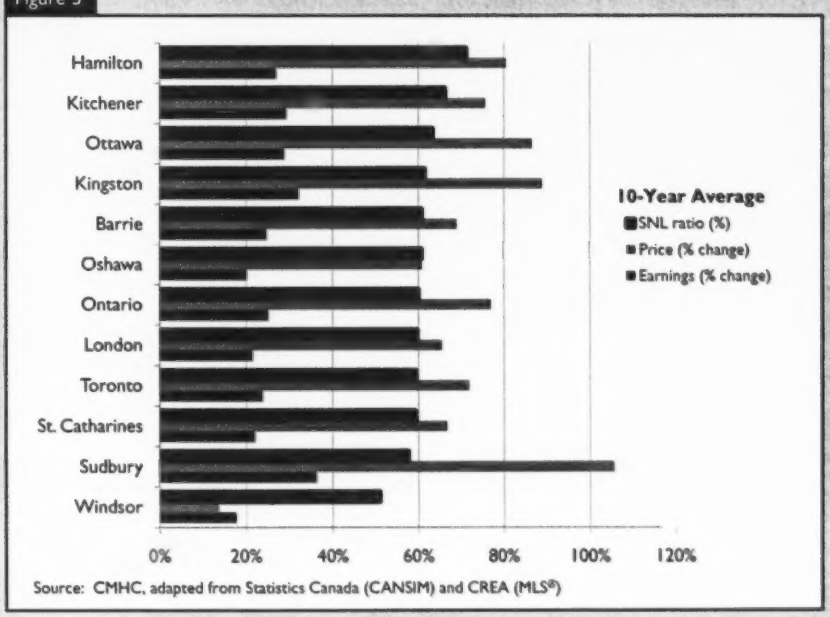
Hamilton's Tight Resale Market

Over the past decade, the sales-to-new-listings ratio in Hamilton was, on average, higher than in the other 10 largest urban centres in the province. Although Hamilton was the tightest market by this indicator, it did not experience the fastest price growth. Sudbury had much greater price appreciation, and prices in Kingston and Ottawa also rose to a greater extent.

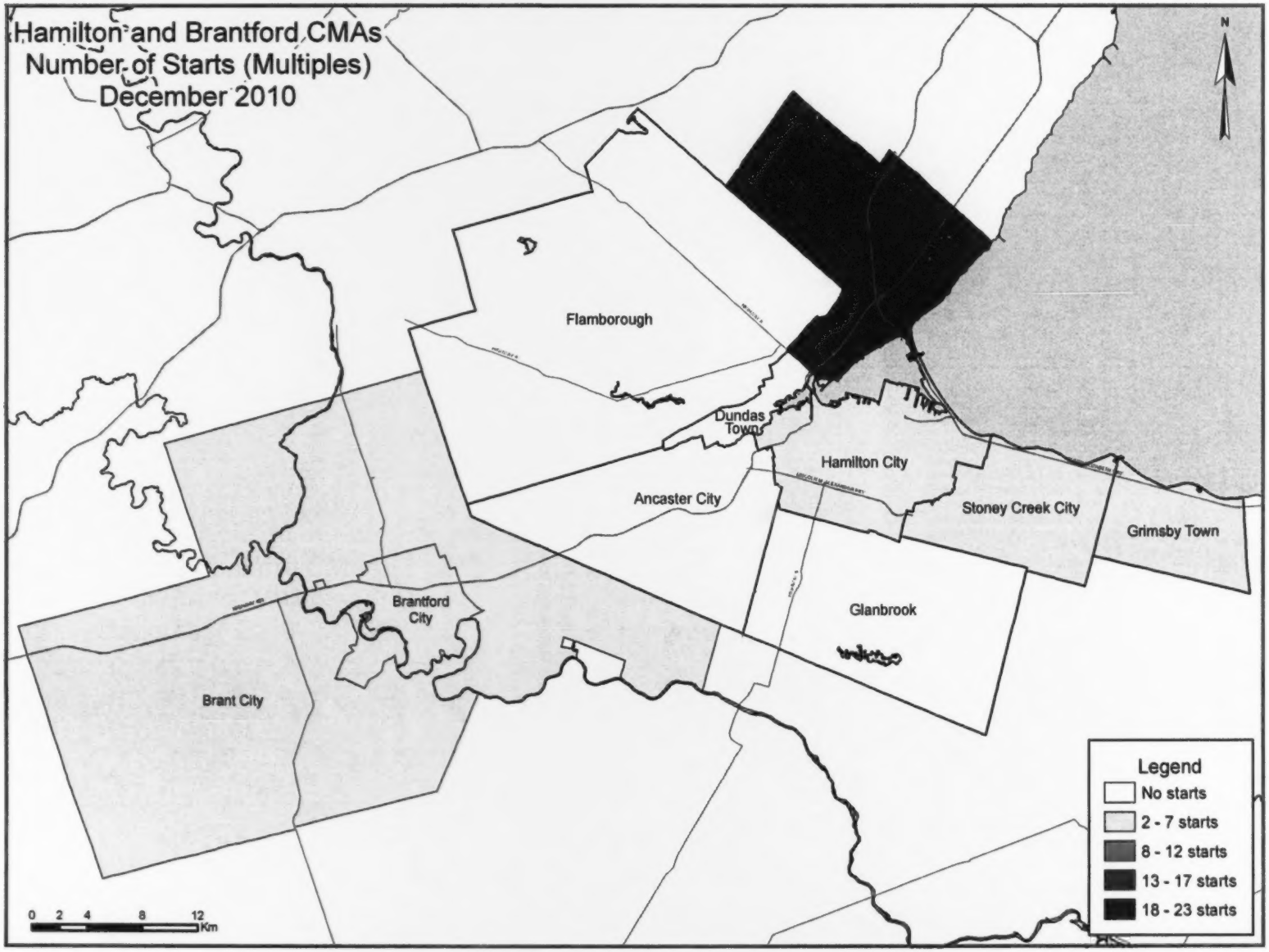
Earnings growth explains most of the difference. Average weekly earnings growth was considerably stronger in Sudbury between 2000 and 2010. Kingston also had higher earnings growth and in Ottawa, earnings grew marginally faster than in Hamilton. In London, Toronto and St. Catharines, where the sales-to-new listings ratios are almost identical, the rate of earnings growth correlates closely with the rate of price appreciation.

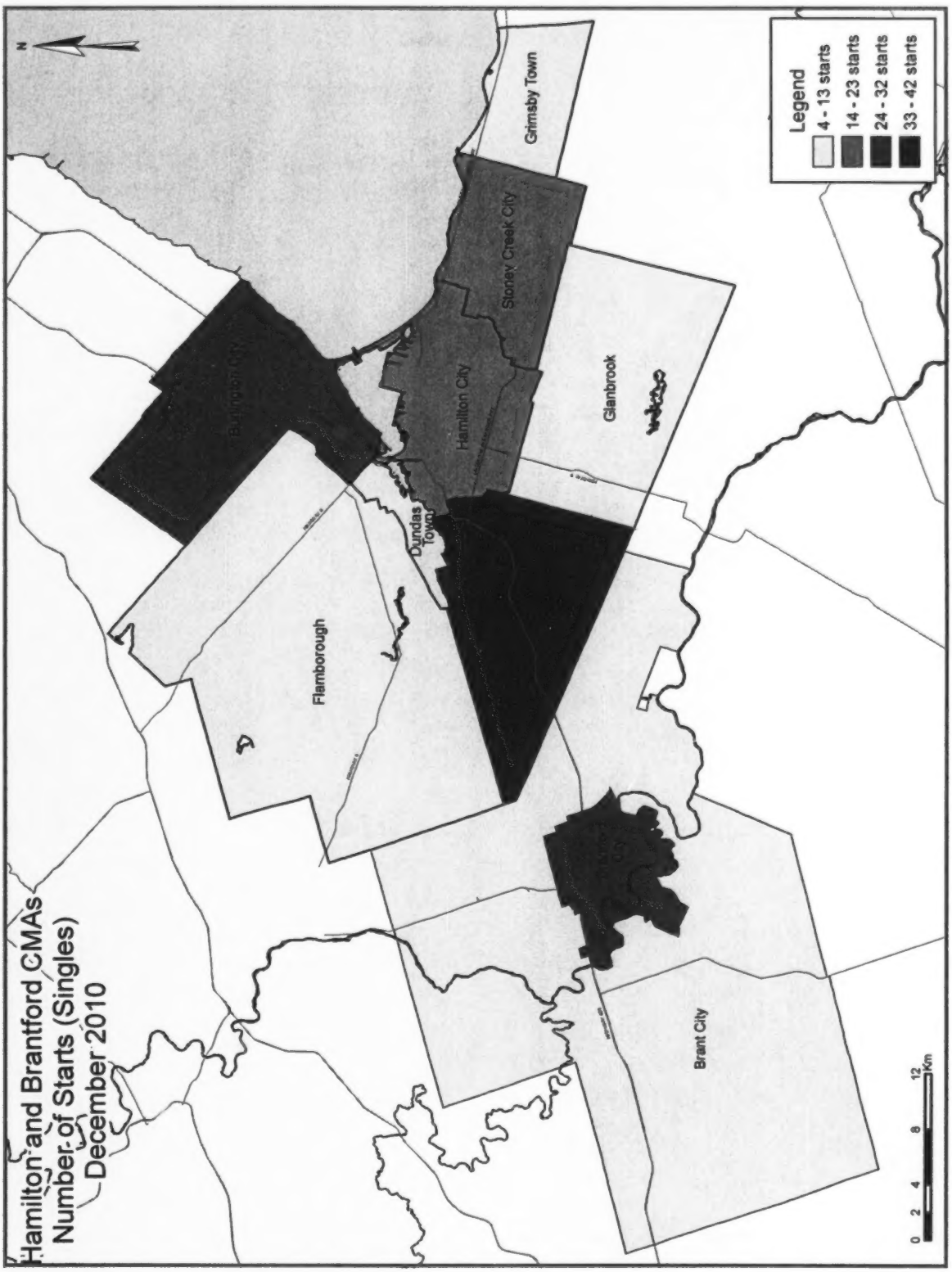
When analyzing prices, both market conditions and earnings growth need to be considered.

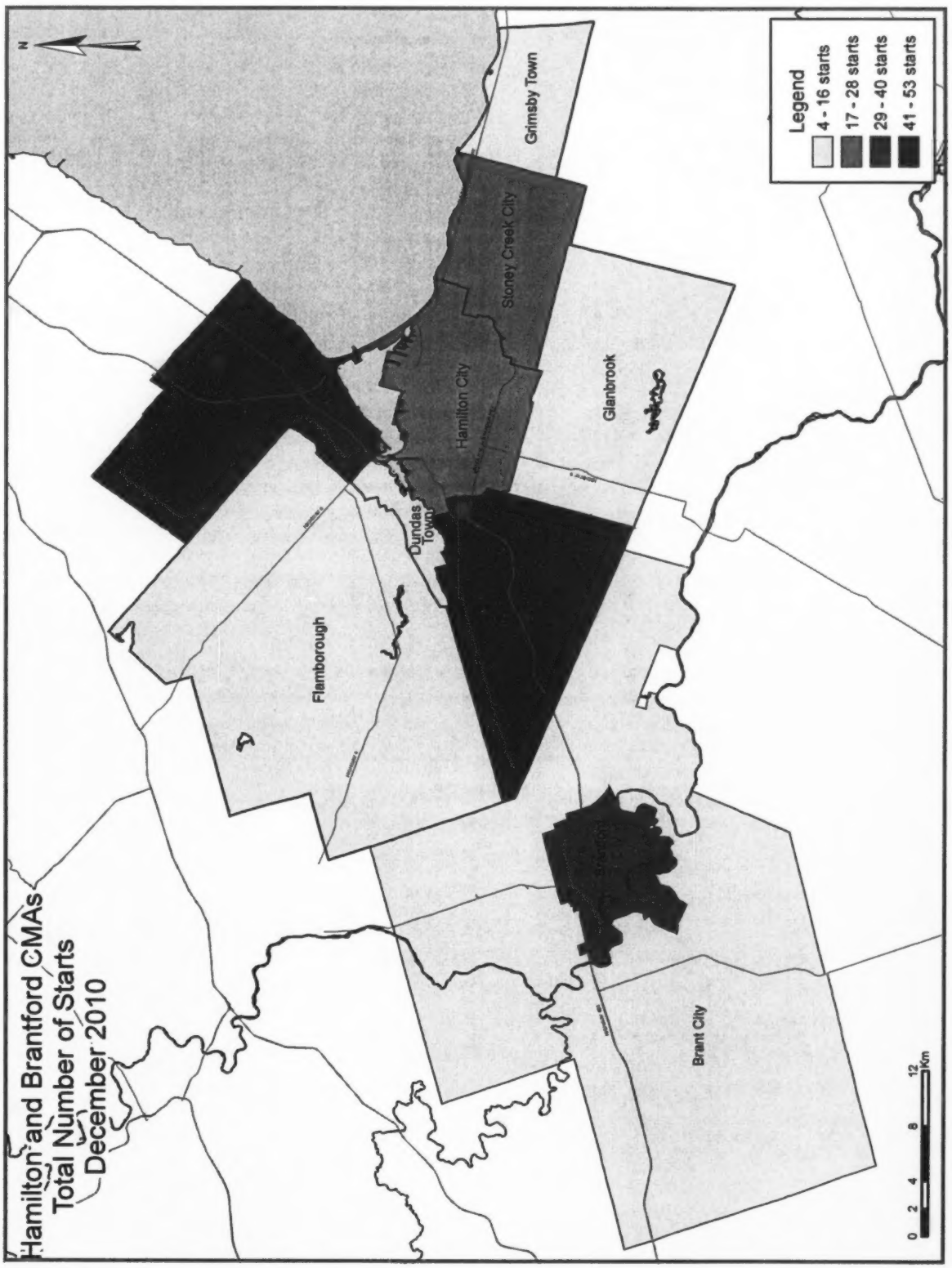
Figure 5

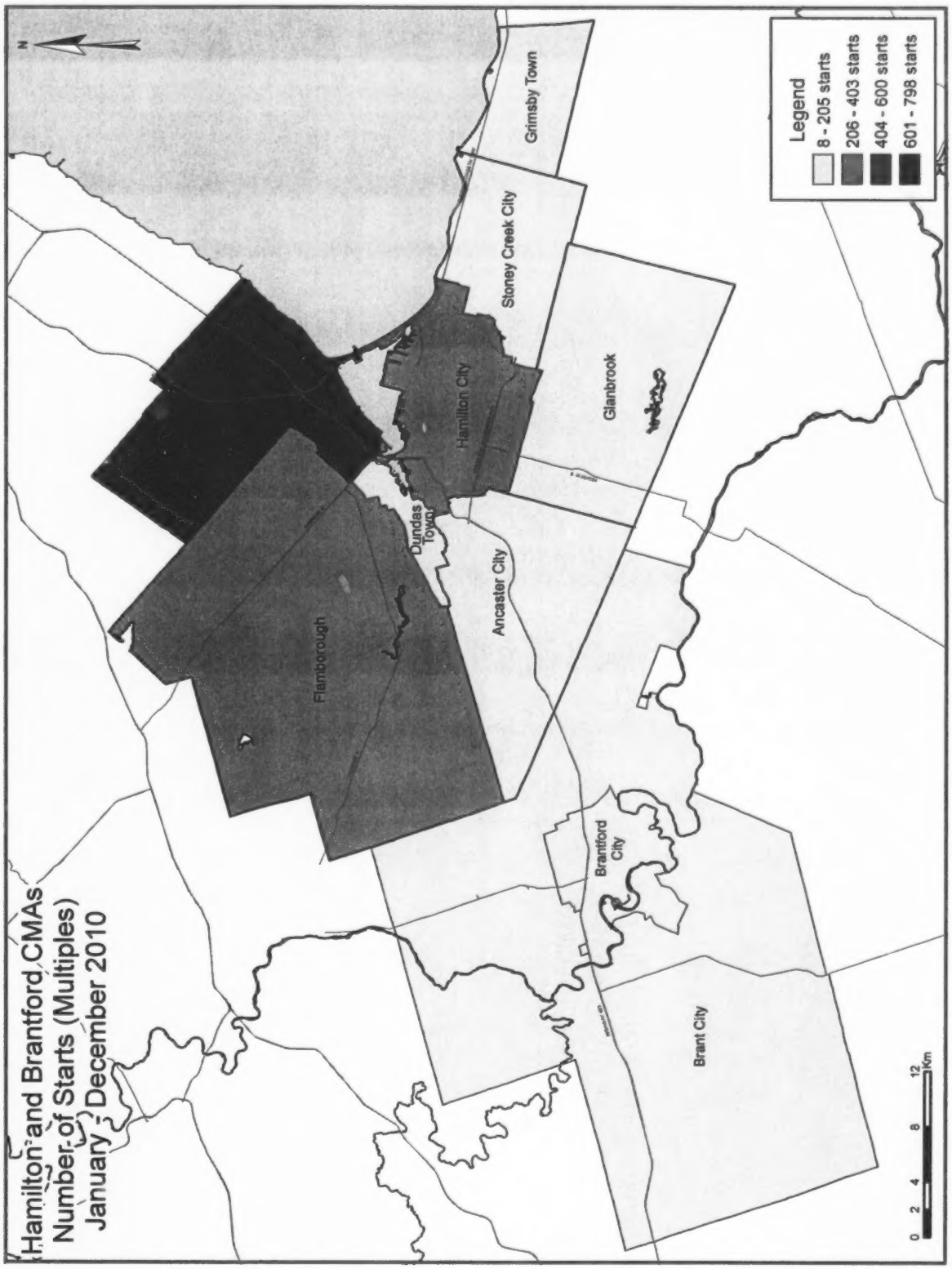


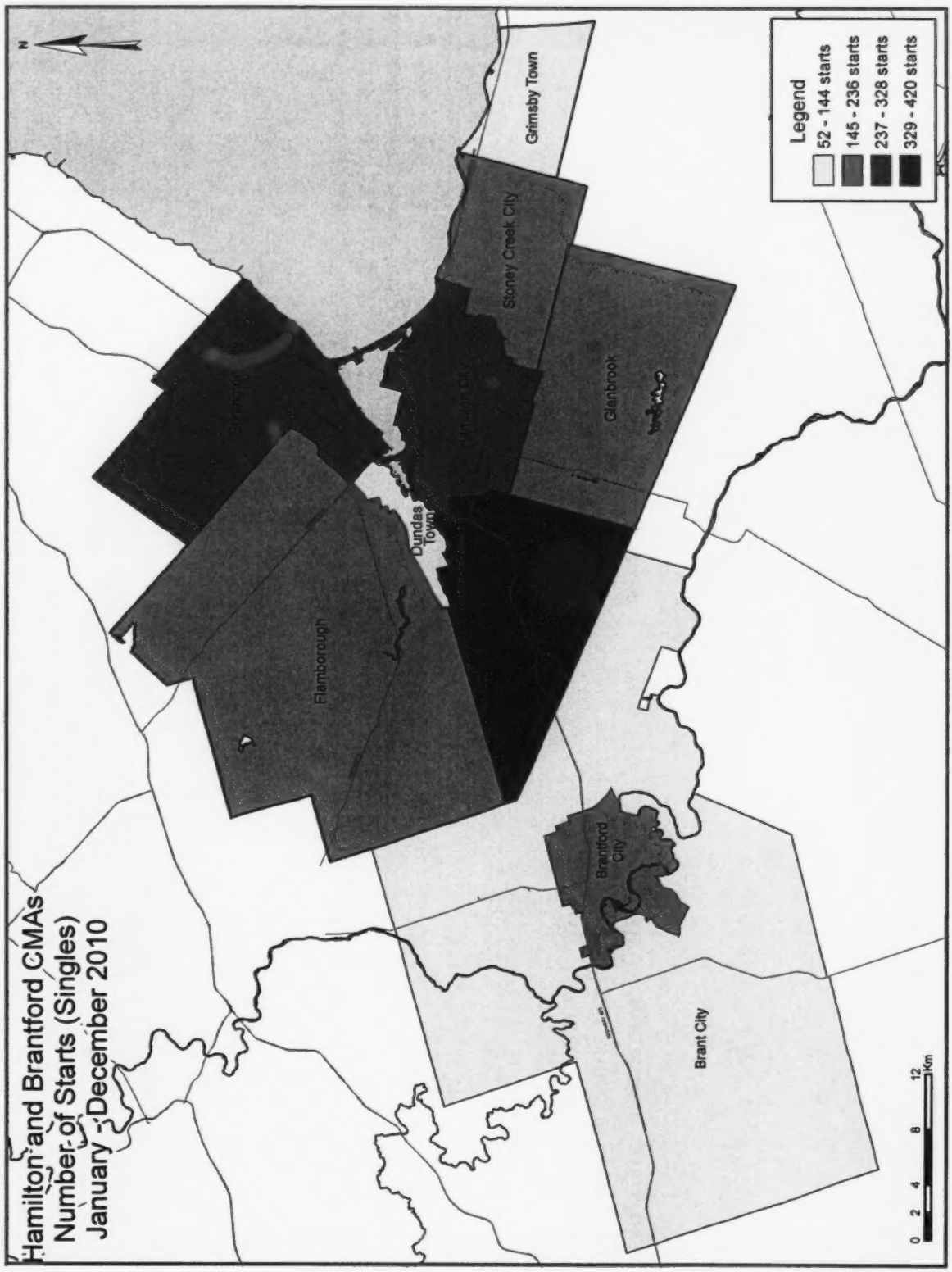
Source: CMHC, adapted from Statistics Canada (CANSIM) and CREA (MLS®)


Hamilton and Brantford CMAs
Number of Starts (Multiples)
December 2010
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
No starts
2 - 7 starts
8 - 12 starts
13 - 17 starts
18 - 23 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
December 2010
N
Legend
4 - 13 starts
14 - 23 starts
24 - 32 starts
33 - 42 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Flamborough
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
December 2010
N
Legend
4 - 16 starts
17 - 28 starts
29 - 40 starts
41 - 53 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - December 2010
N
Legend
8 - 205 starts
206 - 403 starts
404 - 600 starts
601 - 798 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - December 2010
N
Legend
52 - 144 starts
145 - 236 starts
237 - 328 starts
329 - 420 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Dundas Town
Flamborough
Brantford City
Brant City
0 2 4 8 12 Km

Hamilton and Brantford CMAs
Total Number of Starts
January - December 2010
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
60 - 317 starts
318 - 575 starts
576 - 833 starts
834 - 1,091 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2010	139	2	14	3	20	0	0	0	178
December 2009	91	26	35	0	36	0	0	0	188
% Change	52.7	-92.3	-60.0	n/a	-44.4	n/a	n/a	n/a	-5.3
Year-to-date 2010	1,746	242	743	7	192	435	2	195	3,562
Year-to-date 2009	892	130	218	6	259	90	0	264	1,860
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
UNDER CONSTRUCTION									
December 2010	917	84	568	6	129	712	2	195	2,613
December 2009	559	114	246	4	489	564	0	264	2,241
% Change	64.0	-26.3	130.9	50.0	-73.6	26.2	n/a	-26.1	16.6
COMPLETIONS									
December 2010	154	28	67	0	20	12	0	0	281
December 2009	71	2	31	0	80	0	0	0	184
% Change	116.9	**	116.1	n/a	-75.0	n/a	n/a	n/a	52.7
Year-to-date 2010	1,380	264	429	11	542	287	1	264	3,178
Year-to-date 2009	1,171	70	482	8	531	336	0	123	2,721
% Change	17.8	**	-11.0	37.5	2.1	-14.6	n/a	114.6	16.8
COMPLETED & NOT ABSORBED									
December 2010	27	2	25	5	3	11	0	182	255
December 2009	44	1	23	0	5	13	0	0	86
% Change	-38.6	100.0	8.7	n/a	-40.0	-15.4	n/a	n/a	196.5
ABSORBED									
December 2010	149	28	67	0	22	12	0	0	278
December 2009	70	3	34	0	86	2	0	0	195
% Change	112.9	**	97.1	n/a	-74.4	**	n/a	n/a	42.6
Year-to-date 2010	1,380	263	427	15	544	289	1	0	2,919
Year-to-date 2009	1,196	88	500	8	528	323	0	127	2,770
% Change	15.4	198.9	-14.6	87.5	3.0	-10.5	n/a	-100.0	5.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2010	30	2	3	0	6	0	0	0	41
December 2009	12	2	0	0	0	0	0	0	14
% Change	150.0	0.0	n/a	n/a	n/a	n/a	n/a	n/a	192.9
Year-to-date 2010	279	10	81	1	62	5	0	66	504
Year-to-date 2009	257	14	12	1	30	0	0	3	317
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
UNDER CONSTRUCTION									
December 2010	150	6	43	0	50	0	0	0	249
December 2009	84	2	6	1	47	0	0	0	140
% Change	78.6	200.0	**	-100.0	6.4	n/a	n/a	n/a	77.9
COMPLETIONS									
December 2010	28	0	9	0	5	5	0	71	118
December 2009	34	6	3	0	0	0	0	2	45
% Change	-17.6	-100.0	200.0	n/a	n/a	n/a	n/a	**	162.2
Year-to-date 2010	214	4	36	2	52	5	0	75	388
Year-to-date 2009	263	14	36	7	18	21	7	10	376
% Change	-18.6	-71.4	0.0	-71.4	188.9	-76.2	-100.0	**	3.2
COMPLETED & NOT ABSORBED									
December 2010	29	0	20	0	12	3	0	4	68
December 2009	41	0	6	1	20	18	0	2	88
% Change	-29.3	n/a	**	-100.0	-40.0	-83.3	n/a	100.0	-22.7
ABSORBED									
December 2010	23	0	0	0	2	2	0	0	27
December 2009	30	6	5	0	2	0	0	0	43
% Change	-23.3	-100.0	-100.0	n/a	0.0	n/a	n/a	n/a	-37.2
Year-to-date 2010	223	2	22	3	60	20	0	2	332
Year-to-date 2009	291	14	39	9	33	3	7	8	404
% Change	-23.4	-85.7	-43.6	-66.7	81.8	**	-100.0	-75.0	-17.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
New City of Hamilton									
December 2010	101	2	6	0	0	0	0	0	109
December 2009	64	0	22	0	14	0	0	0	100
Hamilton City									
December 2010	22	2	0	0	0	0	0	0	24
December 2009	25	0	7	0	0	0	0	0	32
Stoney Creek City									
December 2010	20	0	6	0	0	0	0	0	26
December 2009	10	0	0	0	0	0	0	0	10
Ancaster City									
December 2010	42	0	0	0	0	0	0	0	42
December 2009	12	0	15	0	7	0	0	0	34
Dundas Town									
December 2010	5	0	0	0	0	0	0	0	5
December 2009	2	0	0	0	7	0	0	0	9
Flamborough									
December 2010	4	0	0	0	0	0	0	0	4
December 2009	6	0	0	0	0	0	0	0	6
Glanbrook									
December 2010	8	0	0	0	0	0	0	0	8
December 2009	9	0	0	0	0	0	0	0	9
Burlington City									
December 2010	30	0	8	0	15	0	0	0	53
December 2009	19	26	13	0	16	0	0	0	74
Grimsby Town									
December 2010	8	0	0	3	5	0	0	0	16
December 2009	8	0	0	0	6	0	0	0	14
Hamilton CMA									
December 2010	139	2	14	3	20	0	0	0	178
December 2009	91	26	35	0	36	0	0	0	188
Brant City									
December 2010	5	0	0	0	6	0	0	0	11
December 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2010	25	2	3	0	0	0	0	0	30
December 2009	10	2	0	0	0	0	0	0	12
Brantford CMA									
December 2010	30	2	3	0	6	0	0	0	41
December 2009	12	2	0	0	0	0	0	0	14

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket December 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
New City of Hamilton									
December 2010	691	28	432	3	83	144	2	195	1,578
December 2009	376	18	202	4	395	207	0	0	1,203
Hamilton City									
December 2010	132	8	63	0	31	20	2	195	451
December 2009	131	4	19	0	84	83	0	0	322
Stoney Creek City									
December 2010	118	6	121	0	4	0	0	0	249
December 2009	48	2	55	0	24	0	0	0	129
Ancaster City									
December 2010	266	0	39	0	9	62	0	0	376
December 2009	98	10	56	0	104	62	0	0	330
Dundas Town									
December 2010	29	0	0	3	0	62	0	0	94
December 2009	12	2	6	4	28	62	0	0	114
Flamborough									
December 2010	57	14	109	0	0	0	0	0	180
December 2009	27	0	0	0	0	0	0	0	27
Glanbrook									
December 2010	89	0	93	0	39	0	0	0	221
December 2009	60	0	66	0	155	0	0	0	281
Burlington City									
December 2010	192	56	102	0	34	568	0	0	952
December 2009	146	96	28	0	64	357	0	264	955
Grimsby Town									
December 2010	34	0	34	3	12	0	0	0	83
December 2009	37	0	16	0	30	0	0	0	83
Hamilton CMA									
December 2010	917	84	568	6	129	712	2	195	2,613
December 2009	559	114	246	4	489	564	0	264	2,241
Brant City									
December 2010	64	0	6	0	13	0	0	0	83
December 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2010	86	6	37	0	37	0	0	0	166
December 2009	43	2	0	1	47	0	0	0	93
Brantford CMA									
December 2010	150	6	43	0	50	0	0	0	249
December 2009	84	2	6	1	47	0	0	0	140

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
New City of Hamilton									
December 2010	115	6	67	0	12	12	0	0	212
December 2009	65	0	21	0	49	0	0	0	135
Hamilton City									
December 2010	15	2	0	0	0	12	0	0	29
December 2009	17	0	0	0	0	0	0	0	17
Stoney Creek City									
December 2010	27	0	13	0	0	0	0	0	40
December 2009	20	0	8	0	8	0	0	0	36
Ancaster City									
December 2010	40	2	25	0	12	0	0	0	79
December 2009	15	0	6	0	6	0	0	0	27
Dundas Town									
December 2010	2	0	0	0	0	0	0	0	2
December 2009	1	0	0	0	8	0	0	0	9
Flamborough									
December 2010	7	2	17	0	0	0	0	0	26
December 2009	6	0	0	0	0	0	0	0	6
Glanbrook									
December 2010	24	0	12	0	0	0	0	0	36
December 2009	6	0	7	0	27	0	0	0	40
Burlington City									
December 2010	24	22	0	0	8	0	0	0	54
December 2009	4	2	10	0	31	0	0	0	47
Grimsby Town									
December 2010	15	0	0	0	0	0	0	0	15
December 2009	2	0	0	0	0	0	0	0	2
Hamilton CMA									
December 2010	154	28	67	0	20	12	0	0	281
December 2009	71	2	31	0	80	0	0	0	184
Brant City									
December 2010	0	0	0	0	0	0	0	0	0
December 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2010	28	0	9	0	5	5	0	71	118
December 2009	22	6	3	0	0	0	0	2	33
Brantford CMA									
December 2010	28	0	9	0	5	5	0	71	118
December 2009	34	6	3	0	0	0	0	2	45

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
New City of Hamilton									
December 2010	19	2	10	1	0	0	0	0	32
December 2009	29	1	18	0	0	0	0	0	48
Hamilton City									
December 2010	3	0	0	0	0	0	0	0	3
December 2009	3	0	0	0	0	0	0	0	3
Stoney Creek City									
December 2010	12	0	7	0	0	0	0	0	19
December 2009	25	0	15	0	0	0	0	0	40
Ancaster City									
December 2010	2	0	0	0	0	0	0	0	2
December 2009	0	0	0	0	0	0	0	0	0
Dundas Town									
December 2010	0	2	0	1	0	0	0	0	3
December 2009	0	0	0	0	0	0	0	0	0
Flamborough									
December 2010	1	0	0	0	0	0	0	0	1
December 2009	1	0	0	0	0	0	0	0	1
Glanbrook									
December 2010	1	0	3	0	0	0	0	0	4
December 2009	0	1	3	0	0	0	0	0	4
Burlington City									
December 2010	1	0	15	0	3	11	0	182	212
December 2009	6	0	5	0	5	13	0	0	29
Grimsby Town									
December 2010	7	0	0	4	0	0	0	0	11
December 2009	9	0	0	0	0	0	0	0	9
Hamilton CMA									
December 2010	27	2	25	5	3	11	0	182	255
December 2009	44	1	23	0	5	13	0	0	86
Brant City									
December 2010	2	0	5	0	0	0	0	0	7
December 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2010	27	0	15	0	12	3	0	4	61
December 2009	35	0	5	1	20	0	0	2	63
Brantford CMA									
December 2010	29	0	20	0	12	3	0	4	68
December 2009	41	0	6	1	20	18	0	2	88

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
New City of Hamilton									
December 2010	113	6	67	0	12	12	0	0	210
December 2009	64	0	24	0	51	0	0	0	139
Hamilton City									
December 2010	15	2	0	0	0	12	0	0	29
December 2009	16	0	0	0	0	0	0	0	16
Stoney Creek City									
December 2010	24	0	13	0	0	0	0	0	37
December 2009	21	0	11	0	10	0	0	0	42
Ancaster City									
December 2010	40	2	25	0	12	0	0	0	79
December 2009	14	0	6	0	6	0	0	0	26
Dundas Town									
December 2010	2	0	0	0	0	0	0	0	2
December 2009	1	0	0	0	8	0	0	0	9
Flamborough									
December 2010	8	2	17	0	0	0	0	0	27
December 2009	6	0	0	0	0	0	0	0	6
Glanbrook									
December 2010	24	0	12	0	0	0	0	0	36
December 2009	6	0	7	0	27	0	0	0	40
Burlington City									
December 2010	23	22	0	0	10	0	0	0	55
December 2009	2	3	10	0	35	2	0	0	52
Grimsby Town									
December 2010	13	0	0	0	0	0	0	0	13
December 2009	4	0	0	0	0	0	0	0	4
Hamilton CMA									
December 2010	149	28	67	0	22	12	0	0	278
December 2009	70	3	34	0	86	2	0	0	195
Brant City									
December 2010	0	0	0	0	0	0	0	0	0
December 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2010	23	0	0	0	2	2	0	0	27
December 2009	20	6	5	0	2	0	0	0	33
Brantford CMA									
December 2010	23	0	0	0	2	2	0	0	27
December 2009	30	6	5	0	2	0	0	0	43

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	% Change
Hamilton CMA	142	91	2	26	34	71	0	0	178	188	-5.3
New City of Hamilton	101	64	2	0	6	36	0	0	109	100	9.0
Hamilton City	22	25	2	0	0	7	0	0	24	32	-25.0
Stoney Creek City	20	10	0	0	6	0	0	0	26	10	160.0
Ancaster City	42	12	0	0	0	22	0	0	42	34	23.5
Dundas Town	5	2	0	0	0	7	0	0	5	9	-44.4
Flamborough	4	6	0	0	0	0	0	0	4	6	-33.3
Glanbrook	8	9	0	0	0	0	0	0	8	9	-11.1
Burlington City	30	19	0	26	23	29	0	0	53	74	-28.4
Grimsby Town	11	8	0	0	5	6	0	0	16	14	14.3
Brantford CMA	30	12	2	2	9	0	0	0	41	14	192.9
Brant City	5	n/a	0	n/a	6	n/a	0	n/a	11	n/a	n/a
Brantford City	25	10	2	2	3	0	0	0	30	12	150.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Hamilton CMA	1,753	899	246	134	933	473	630	354	3,562	1,860	91.5
New City of Hamilton	1322	675	66	14	699	364	195	0	2282	1053	116.7
Hamilton City	241	196	14	4	72	95	195	0	522	295	76.9
Stoney Creek City	214	140	10	2	140	77	0	0	364	219	66.2
Ancaster City	420	172	2	6	125	96	0	0	547	274	99.6
Dundas Town	52	24	0	2	8	16	0	0	60	42	42.9
Flamborough	159	51	40	0	199	4	0	0	398	55	**
Glanbrook	236	92	0	0	155	76	0	0	391	168	132.7
Burlington City	293	141	180	120	183	80	435	354	1091	695	57.0
Grimsby Town	138	83	0	0	51	29	0	0	189	112	68.8
Brantford CMA	280	258	10	14	143	42	71	3	504	317	59.0
Brant City	83	n/a	0	n/a	19	n/a	0	n/a	102	n/a	n/a
Brantford City	197	186	10	14	124	36	71	2	402	238	68.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Hamilton CMA	34	71	0	0	0	0	0	0
New City of Hamilton	6	36	0	0	0	0	0	0
Hamilton City	0	7	0	0	0	0	0	0
Stoney Creek City	6	0	0	0	0	0	0	0
Ancaster City	0	22	0	0	0	0	0	0
Dundas Town	0	7	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	0	0	0	0	0	0	0	0
Burlington City	23	29	0	0	0	0	0	0
Grimsby Town	5	6	0	0	0	0	0	0
Brantford CMA	9	0	0	0	0	0	0	0
Brant City	6	n/a	0	n/a	0	n/a	0	n/a
Brantford City	3	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Hamilton CMA	933	473	0	0	435	90	195	264
New City of Hamilton	699	364	0	0	0	0	195	0
Hamilton City	72	95	0	0	0	0	195	0
Stoney Creek City	140	77	0	0	0	0	0	0
Ancaster City	125	96	0	0	0	0	0	0
Dundas Town	8	16	0	0	0	0	0	0
Flamborough	199	4	0	0	0	0	0	0
Glanbrook	155	76	0	0	0	0	0	0
Burlington City	183	80	0	0	435	90	0	264
Grimsby Town	51	29	0	0	0	0	0	0
Brantford CMA	143	42	0	0	5	0	66	3
Brant City	19	n/a	0	n/a	0	n/a	0	n/a
Brantford City	124	36	0	0	5	0	66	2

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Hamilton CMA	153	157	23	26	0	0	178	183
New City of Hamilton	109	86	0	14	0	0	109	100
Hamilton City	24	32	0	0	0	0	24	32
Stoney Creek City	26	10	0	0	0	0	26	10
Ancaster City	42	27	0	7	0	0	42	34
Dundas Town	5	2	0	7	0	0	5	9
Flamborough	4	6	0	0	0	0	4	6
Glanbrook	8	9	0	0	0	0	8	9
Burlington City	38	58	15	16	0	0	53	74
Grimsby Town	8	8	8	6	0	0	16	14
Brantford CMA	35	14	6	0	0	0	41	14
Brant City	5	n/a	6	n/a	0	n/a	11	n/a
Brantford City	30	12	0	0	0	0	30	12

Table 2.5: Starts by Submarket and by Intended Market January - December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Hamilton CMA	2,731	1,240	634	355	197	264	3,562	1,860
New City of Hamilton	1,978	867	107	185	197	0	2,282	1,053
Hamilton City	316	218	9	76	197	0	522	295
Stoney Creek City	364	212	0	7	0	0	364	219
Ancaster City	517	246	30	28	0	0	547	274
Dundas Town	48	20	12	22	0	0	60	42
Flamborough	398	55	0	0	0	0	398	55
Glanbrook	335	116	56	52	0	0	391	168
Burlington City	584	290	507	141	0	264	1,091	695
Grimsby Town	169	83	20	29	0	0	189	112
Brantford CMA	370	283	68	31	66	3	504	317
Brant City	89	n/a	13	n/a	0	n/a	102	n/a
Brantford City	281	205	55	31	66	2	402	238

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	% Change
Hamilton CMA	154	71	28	8	87	105	12	0	281	184	52.7
New City of Hamilton	115	65	6	2	79	68	12	0	212	135	57.0
Hamilton City	15	17	2	0	0	0	12	0	29	17	70.6
Stoney Creek City	27	20	0	0	13	16	0	0	40	36	11.1
Ancaster City	40	15	2	2	37	10	0	0	79	27	192.6
Dundas Town	2	1	0	0	0	8	0	0	2	9	-77.8
Flamborough	7	6	2	0	17	0	0	0	26	6	**
Glanbrook	24	6	0	0	12	34	0	0	36	40	-10.0
Burlington City	24	4	22	6	8	37	0	0	54	47	14.9
Grimsby Town	15	2	0	0	0	0	0	0	15	2	**
Brantford CMA	28	34	0	6	14	3	76	2	118	45	162.2
Brant City	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Brantford City	28	22	0	6	14	3	76	2	118	33	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Hamilton CMA	1392	1179	274	80	961	1003	551	459	3178	2721	16.8
New City of Hamilton	1009	806	54	10	776	741	63	221	1902	1778	7.0
Hamilton City	241	196	6	4	74	110	63	159	384	469	-18.1
Stoney Creek City	143	184	2	2	96	141	0	0	241	327	-26.3
Ancaster City	250	172	18	4	231	74	0	0	499	250	99.6
Dundas Town	36	20	2	0	42	31	0	62	80	113	-29.2
Flamborough	129	88	26	0	89	103	0	0	244	191	27.7
Glanbrook	207	146	0	0	244	282	0	0	451	428	5.4
Burlington City	246	284	220	70	139	214	488	238	1093	806	35.6
Grimsby Town	137	89	0	0	46	48	0	0	183	137	33.6
Brantford CMA	216	270	4	14	88	61	80	31	388	376	3.2
Brant City	60	n/a	0	n/a	6	n/a	0	n/a	66	n/a	n/a
Brantford City	156	180	4	14	82	54	80	8	322	256	25.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Hamilton CMA	87	105	0	0	12	0	0	0
New City of Hamilton	79	68	0	0	12	0	0	0
Hamilton City	0	0	0	0	12	0	0	0
Stoney Creek City	13	16	0	0	0	0	0	0
Ancaster City	37	10	0	0	0	0	0	0
Dundas Town	0	8	0	0	0	0	0	0
Flamborough	17	0	0	0	0	0	0	0
Glanbrook	12	34	0	0	0	0	0	0
Burlington City	8	37	0	0	0	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	14	3	0	0	5	0	71	2
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	14	3	0	0	5	0	71	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Hamilton CMA	961	1,003	0	0	287	336	264	123
New City of Hamilton	776	741	0	0	63	98	0	123
Hamilton City	74	110	0	0	63	36	0	123
Stoney Creek City	96	141	0	0	0	0	0	0
Ancaster City	231	74	0	0	0	0	0	0
Dundas Town	42	31	0	0	0	62	0	0
Flamborough	89	103	0	0	0	0	0	0
Glanbrook	244	282	0	0	0	0	0	0
Burlington City	139	214	0	0	224	238	264	0
Grimsby Town	46	48	0	0	0	0	0	0
Brantford CMA	88	54	0	7	5	21	75	10
Brant City	6	n/a	0	n/a	0	n/a	0	n/a
Brantford City	82	47	0	7	5	0	75	8

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Hamilton CMA	249	104	32	80	0	0	281	184
New City of Hamilton	188	86	24	49	0	0	212	135
Hamilton City	17	17	12	0	0	0	29	17
Stoney Creek City	40	28	0	8	0	0	40	36
Ancaster City	67	21	12	6	0	0	79	27
Dundas Town	2	1	0	8	0	0	2	9
Flamborough	26	6	0	0	0	0	26	6
Glanbrook	36	13	0	27	0	0	36	40
Burlington City	46	16	8	31	0	0	54	47
Grimsby Town	15	2	0	0	0	0	15	2
Brantford CMA	37	43	10	0	71	2	118	45
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	37	31	10	0	71	2	118	33

Table 3.5: Completions by Submarket and by Intended Market
January - December 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Hamilton CMA	2,073	1,723	840	875	265	123	3,178	2,721
New City of Hamilton	1,419	1,211	482	444	1	123	1,902	1,778
Hamilton City	259	293	125	53	0	123	384	469
Stoney Creek City	215	267	26	60	0	0	241	327
Ancaster City	382	194	116	56	1	0	499	250
Dundas Town	37	23	43	90	0	0	80	113
Flamborough	244	191	0	0	0	0	244	191
Glanbrook	279	243	172	185	0	0	451	428
Burlington City	503	375	326	431	264	0	1,093	806
Grimsby Town	151	137	32	0	0	0	183	137
Brantford CMA	254	313	59	46	75	17	388	376
Brant City	66	n/a	0	n/a	0	n/a	66	n/a
Brantford City	188	216	59	25	75	15	322	256

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
December 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
New City of Hamilton													
December 2010	3	2.8	12	11.0	21	19.3	31	28.4	42	38.5	109	378,990	424,874
December 2009	5	8.1	12	19.4	14	22.6	12	19.4	19	30.6	62	349,950	379,435
Year-to-date 2010	42	4.3	78	8.0	151	15.5	280	28.7	423	43.4	974	391,900	422,685
Year-to-date 2009	32	3.9	153	18.8	192	23.6	170	20.9	265	32.6	812	355,945	399,266
Hamilton City													
December 2010	0	0.0	1	6.7	4	26.7	6	40.0	4	26.7	15	381,000	388,638
December 2009	0	0.0	1	6.7	6	40.0	6	40.0	2	13.3	15	350,000	357,013
Year-to-date 2010	3	1.3	23	10.0	42	18.3	99	43.2	62	27.1	229	377,000	381,381
Year-to-date 2009	5	2.6	19	9.8	57	29.4	81	41.8	32	16.5	194	357,945	377,824
Stoney Creek City													
December 2010	0	0.0	0	0.0	0	0.0	15	62.5	9	37.5	24	379,900	445,608
December 2009	0	0.0	8	38.1	5	23.8	5	23.8	3	14.3	21	329,900	344,272
Year-to-date 2010	0	0.0	7	4.5	25	16.2	67	43.5	55	35.7	154	388,445	426,968
Year-to-date 2009	0	0.0	67	34.9	69	35.9	26	13.5	30	15.6	192	325,990	353,141
Ancaster City													
December 2010	0	0.0	4	10.8	12	32.4	5	13.5	16	43.2	37	367,780	471,776
December 2009	1	7.1	1	7.1	1	7.1	1	7.1	10	71.4	14	423,700	449,717
Year-to-date 2010	1	0.4	8	3.4	22	9.5	29	12.5	172	74.1	232	448,224	515,064
Year-to-date 2009	2	1.2	1	0.6	7	4.1	19	11.2	140	82.8	169	491,000	527,964
Dundas Town													
December 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
December 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	1	2.9	4	11.4	30	85.7	35	463,000	498,478
Year-to-date 2009	0	0.0	3	15.0	2	10.0	2	10.0	13	65.0	20	458,950	455,254
Flamborough													
December 2010	3	42.9	0	0.0	0	0.0	2	28.6	2	28.6	7	--	--
December 2009	2	40.0	1	20.0	0	0.0	0	0.0	2	40.0	5	--	--
Year-to-date 2010	23	20.7	2	1.8	1	0.9	26	23.4	59	53.2	111	406,900	416,072
Year-to-date 2009	20	22.7	6	6.8	16	18.2	15	17.0	31	35.2	88	353,500	403,264
Glanbrook													
December 2010	0	0.0	7	29.2	5	20.8	3	12.5	9	37.5	24	342,841	371,468
December 2009	2	33.3	1	16.7	2	33.3	0	0.0	1	16.7	6	--	--
Year-to-date 2010	15	7.1	37	17.6	60	28.6	55	26.2	43	20.5	210	344,709	350,317
Year-to-date 2009	5	3.4	57	38.3	41	27.5	27	18.1	19	12.8	149	317,000	330,771
Burlington City													
December 2010	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	499,990	977,946
December 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	6	2.4	246	97.6	252	461,990	611,539
Year-to-date 2009	0	0.0	0	0.0	4	1.4	26	8.9	263	89.8	293	463,990	603,228
Grimsby Town													
December 2010	0	0.0	1	7.7	5	38.5	2	15.4	5	38.5	13	358,662	389,112
December 2009	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	0	0.0	9	6.8	40	30.3	40	30.3	43	32.6	132	371,900	379,819
Year-to-date 2009	0	0.0	7	7.7	65	71.4	11	12.1	8	8.8	91	329,900	351,515

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
December 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
December 2010	3	2.1	13	9.0	26	17.9	33	22.8	70	48.3	145	395,400	509,396
December 2009	5	7.5	14	20.9	16	23.9	12	17.9	20	29.9	67	349,000	375,994
Year-to-date 2010	42	3.1	87	6.4	191	14.1	326	24.0	712	52.4	1,358	405,900	453,563
Year-to-date 2009	32	2.7	160	13.4	261	21.8	207	17.3	536	44.8	1,196	382,025	445,600

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range December 2010													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2010	0	0.0	0	0.0	8	12.5	9	14.1	47	73.4	64	407,500	500,080
Year-to-date 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
December 2010	0	0.0	7	30.4	9	39.1	6	26.1	1	4.3	23	275,000	275,938
December 2009	0	0.0	3	15.0	8	40.0	7	35.0	2	10.0	20	290,000	303,602
Year-to-date 2010	6	3.7	39	24.1	56	34.6	39	24.1	22	13.6	162	284,995	286,050
Year-to-date 2009	65	31.3	53	25.5	50	24.0	27	13.0	13	6.3	208	238,445	251,506
Brantford CMA													
December 2010	0	0.0	7	30.4	9	39.1	6	26.1	1	4.3	23	275,000	275,938
December 2009	1	3.3	4	13.3	8	26.7	8	26.7	9	30.0	30	320,000	334,098
Year-to-date 2010	6	2.7	39	17.3	64	28.3	48	21.2	69	30.5	226	309,000	346,660
Year-to-date 2009	77	25.7	66	22.0	63	21.0	42	14.0	52	17.3	300	255,000	282,081

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2010						
Submarket	Dec 2010	Dec 2009	% Change	YTD 2010	YTD 2009	% Change
Hamilton CMA	509,396	375,994	35.5	453,563	445,600	1.8
New City of Hamilton	424,874	379,435	12.0	422,685	399,266	5.9
Hamilton City	388,638	357,013	8.9	381,381	377,824	0.9
Stoney Creek City	445,608	344,272	29.4	426,968	353,141	20.9
Ancaster City	471,776	449,717	4.9	515,064	527,964	-2.4
Dundas Town	--	--	n/a	498,478	455,254	9.5
Flamborough	--	--	n/a	416,072	403,264	3.2
Glanbrook	371,468	--	n/a	350,317	330,771	5.9
Burlington City	977,946	--	n/a	611,539	603,228	1.4
Grimsby Town	389,112	--	n/a	379,819	351,515	8.1
Brantford CMA	275,938	334,098	-17.4	346,660	282,081	22.9
Brant City	--	n/a	n/a	500,080	n/a	n/a
Brantford City	275,938	303,602	-9.1	286,050	251,506	13.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
December 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	447	-42.9	718	1,435	1,482	48.4	264,549	-4.9	274,210
	February	717	-28.2	829	1,368	1,439	57.6	265,452	-3.9	263,596
	March	1,002	-5.2	887	1,754	1,426	62.2	263,120	-9.0	272,108
	April	1,188	-14.0	969	1,851	1,390	69.7	286,191	0.8	274,816
	May	1,316	-8.3	1,047	1,754	1,387	75.5	297,132	1.1	286,998
	June	1,560	17.7	1,190	1,690	1,420	83.8	297,117	3.4	292,521
	July	1,318	9.5	1,133	1,594	1,523	74.4	296,591	5.3	295,572
	August	1,090	15.1	1,154	1,383	1,515	76.2	291,374	2.6	292,886
	September	1,162	18.7	1,157	1,606	1,465	79.0	304,670	7.8	301,353
	October	1,130	27.1	1,172	1,435	1,530	76.6	296,253	16.6	305,118
	November	1,017	54.6	1,210	1,216	1,596	75.8	310,377	9.1	310,060
	December	733	61.5	1,215	710	1,621	75.0	285,795	19.0	298,956
2010	January	714	59.7	1,179	1,548	1,640	71.9	288,397	9.0	298,869
	February	1,067	48.8	1,213	1,588	1,658	73.2	314,656	18.5	312,846
	March	1,365	36.2	1,171	2,095	1,680	69.7	313,372	19.1	313,589
	April	1,490	25.4	1,162	2,350	1,720	67.6	317,909	11.1	312,598
	May	1,406	6.8	1,087	2,180	1,708	63.6	315,647	6.2	304,016
	June	1,305	-16.3	997	1,881	1,609	62.0	314,189	5.7	305,295
	July	965	-26.8	868	1,470	1,488	58.3	309,293	4.3	307,359
	August	978	-10.3	964	1,455	1,543	62.5	299,812	2.9	302,668
	September	1,007	-13.3	1,007	1,779	1,676	60.1	316,556	3.9	312,067
	October	992	-12.2	1,070	1,544	1,749	61.2	305,872	3.2	316,780
	November	953	-6.3	1,072	1,542	1,914	56.0	310,492	0.0	309,240
	December	692	-5.6	1,143	768	1,814	63.0	324,590	13.6	341,983
	Q4 2009	2,880	43.9		3,361			298,579	14.5	
	Q4 2010	2,637	-8.4		3,854			312,454	4.6	
	YTD 2009	12,680	4.7		17,796			290,946	3.6	
	YTD 2010	12,934	2.0		20,200			311,683	7.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford December 2010										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	95	-34.5	129	220	234	55.1	202,157	-1.6	209,954
	February	118	-25.3	123	247	251	49.0	205,770	-10.4	214,815
	March	155	-21.7	139	365	303	45.9	219,250	0.0	217,874
	April	175	-21.9	144	324	271	53.1	210,840	-5.5	211,858
	May	168	-28.8	145	322	266	54.5	213,223	-4.2	209,444
	June	223	-5.9	167	340	271	61.6	226,115	2.4	221,552
	July	208	5.6	175	298	263	66.5	235,504	5.3	231,070
	August	147	-14.5	155	276	295	52.5	212,326	0.3	214,390
	September	181	-7.2	179	305	270	66.3	229,386	4.0	226,855
	October	147	0.0	168	242	269	62.5	212,771	-0.7	217,280
	November	173	82.1	208	237	297	70.0	227,982	7.8	227,731
	December	94	1.1	151	145	331	45.6	235,419	11.5	234,186
2010	January	139	46.3	196	280	304	64.5	227,009	12.3	229,776
	February	180	52.5	188	280	290	64.8	229,626	11.6	237,826
	March	202	30.3	174	377	315	55.2	220,518	0.6	217,688
	April	231	32.0	178	373	291	61.2	234,024	11.0	230,133
	May	194	15.5	167	330	282	59.2	225,969	6.0	225,321
	June	199	-10.8	159	352	289	55.0	237,557	5.1	230,044
	July	172	-17.3	155	296	288	53.8	226,279	-3.9	224,008
	August	169	15.0	163	238	238	68.5	232,400	9.5	235,081
	September	167	-7.7	161	294	286	56.3	231,847	1.1	231,473
	October	144	-2.0	174	231	270	64.4	230,180	8.2	232,229
	November	165	-4.6	186	241	281	66.2	223,125	-2.1	225,461
	December	124	31.9	186	117	273	68.1	238,951	1.5	234,752
	Q4 2009	414	23.6		624			224,270	5.5	
	Q4 2010	433	4.6		589			230,003	2.6	
	YTD 2009	1,884	-10.2		3,321			220,369	0.7	
	YTD 2010	2,086	10.7		3,409			229,678	4.2	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
December 2010

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	152.3	112.4	366.6	8.1	66.5	796
	February	627	5.00	5.79	152.2	113.1	369.0	8.2	67.1	806
	March	613	4.50	5.55	151.9	113.7	373.3	8.5	68.0	809
	April	596	3.90	5.25	150.8	113.2	376.7	7.7	68.0	808
	May	596	3.90	5.25	149.1	114.0	379.1	7.4	68.1	803
	June	631	3.75	5.85	149.3	114.2	376.4	7.2	67.5	805
	July	631	3.75	5.85	150.9	113.7	372.2	8.3	67.5	817
	August	631	3.75	5.85	150.2	113.7	368.6	8.9	67.2	818
	September	610	3.70	5.49	150.5	113.8	368.7	9.0	67.3	822
	October	630	3.80	5.84	151.3	113.9	372.9	8.4	67.5	823
	November	616	3.60	5.59	151.0	114.6	375.1	8.1	67.6	832
	December	610	3.60	5.49	151.0	114.1	374.9	8.5	67.9	822
2010	January	610	3.60	5.49	151.3	114.5	373	8.9	67.8	829
	February	604	3.60	5.39	152.7	115.1	371.4	8.7	67.3	852
	March	631	3.60	5.85	152.3	115.3	370.8	7.9	66.6	871
	April	655	3.80	6.25	152.2	115.7	367.5	7.7	65.8	874
	May	639	3.70	5.99	153.1	116.2	365.1	7.8	65.4	858
	June	633	3.60	5.89	153.2	116.0	366.3	7.7	65.5	858
	July	627	3.50	5.79	152.8	117.0	367.9	7.8	65.8	861
	August	604	3.30	5.39	154.2	117.0	372.4	7.8	66.6	861
	September	604	3.30	5.39	154.0	117.1	374.0	7.7	66.7	862
	October	598	3.20	5.29	154.0	117.8	372.8	7.6	66.4	858
	November	607	3.35	5.44	154.7	118.0	373.3	6.7	65.8	854
	December	592	3.35	5.19		117.9	373.4	6.9	65.9	846

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
December 2010

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.6	112.4	50.7	7.1	67.6	797
	February	627	5.00	5.79	146.6	113.1	50.7	8.2	68.2	785
	March	613	4.50	5.55	146.2	113.7	50.6	9.2	68.9	779
	April	596	3.90	5.25	145.5	113.2	51.0	9.1	69.3	777
	May	596	3.90	5.25	145.1	114.0	51.1	9.5	70.1	788
	June	631	3.75	5.85	145.1	114.2	51.4	10.0	71.1	793
	July	631	3.75	5.85	145.3	113.7	51.6	11.7	72.0	796
	August	631	3.75	5.85	145.4	113.7	51.3	12.5	72.2	800
	September	610	3.70	5.49	146.1	113.8	51.6	13.1	72.8	797
	October	630	3.80	5.84	146.5	113.9	52.2	12.4	72.8	785
	November	616	3.60	5.59	147.2	114.6	52.8	12.1	73.2	771
	December	610	3.60	5.49	148.0	114.1	53.2	11.5	73.6	760
2010	January	610	3.60	5.49	148.7	114.5	53	11.1	72.6	768
	February	604	3.60	5.39	148.2	115.1	52.2	10.5	71.7	776
	March	631	3.60	5.85	148.5	115.3	51.4	10.1	70.2	791
	April	655	3.80	6.25	148.8	115.7	50.1	10.6	68.9	803
	May	639	3.70	5.99	149.5	116.2	49.3	10.3	67.9	796
	June	633	3.60	5.89	149.9	116.0	49.2	10.1	67.5	787
	July	627	3.50	5.79	149.8	117.0	49.8	9.2	66.8	768
	August	604	3.30	5.39	150.1	117.0	50.4	8.4	66.9	777
	September	604	3.30	5.39	150.1	117.1	50.8	8.5	67.3	775
	October	598	3.20	5.29	150.4	117.8	51.5	9.5	69.1	775
	November	607	3.35	5.44	151.0	118.0	51.9	11.0	70.7	767
	December	592	3.35	5.19		117.9	52.3	11.0	71.5	773

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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